



Enterprise Town Advisory Board MINUTES

Date & Time: July 15, 2015, 6:00 p.m.
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair
David Chestnut Laura Ring

Secretary: Edie Krieger

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Maria Kaseko

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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CALL TO ORDER: The meeting was called to order by the Chair

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Chair

ROLL CALL: By Chair:

INTRODUCTION OF COUNTY STAFF: Noted above

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on July 1, 2015. Requires a vote of the Board.
Motion to approve the minutes by Frank Kapriva:
Approved: 4-0



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2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.

1. Items on the agenda may be taken out of order.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following zoning items are companion items and will be heard together respectively:

1. DR-0408-15 – ZAK MAK, LLC

5. TM-0122-15 – ZAK MAK, LLC, ET AL:

8. VS-0409-15 – ZAK MAK, LLC, ET AL:

2. TM-0143-14 (WC-0048-15) – CENTURY COMMUNITIES OF NEVADA, LLC:

3. UC-0703-14 (WC-0047-15) – CENTURY COMMUNITIES OF NEVADA, LLC:

16. TM-0105-15 – U.S.A

17. ZC-0363-15 – U.S.A

18. TM-0107-15 - USA & KB HOME

19. ZC-0366-15 – USA & KB HOME

20. TM-0104-15 -CULPEPPER DONNIS & STELLA FAMILY TRUST:

21. VS-0358-15 - CULPEPPER DONNIS & STELLA FAMILY TRUST:

22. ZC-0357-15 – CULPEPPER DONNIS & STELLA FAMILY TRUST:

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The Chair indicated that he would be abstaining on item #10.

Motion to approve the agenda with changes as noted above by Frank Kapriva:

Approved: 4-0

ANNOUNCEMENTS

1. Clark County's Neighborhood College is seeking residents interested in learning how County government works to better serve their neighborhoods and the community.

The Neighborhood College is a free, eight-week program of interactive workshops and hands-on learning experiences conducted for Clark County residents by subject matter experts from various County departments. Session topics will include, but are not limited to, Government 101, transportation, health, human and community services, public and neighborhood safety, public works, civic engagement and code enforcement.

The class starts on Sept. 21 and will meet from 6 to 9 p.m. on Mondays for eight weeks. Each night will begin with an informal "Power Hour" from 5 to 6 p.m. for networking. The classes will be held in the Pueblo Room on the first floor of the County Government Center, 500 S. Grand Central Parkway.

Applications are due by 5 p.m. on Monday, Aug. 31. Class size is limited to 28 students, so interested citizens are encouraged to apply soon.

To apply for the Neighborhood College:

Obtain an application from the Organizational Development Center located on the first floor of the Clark County Government Center at 500 S. Grand Central Parkway, or;

Complete an application online via this Web link, <https://www.surveymonkey.com/r/FNVTG96>, or;

Download the application, then fax, mail or email the completed application to Tyrone Thompson at fax: (702) 455-3211, email: tyt@clarkcountynv.gov, or mail to:

Clark County Organizational Development Center

500 S. Grand Central Parkway

Las Vegas, NV 89155

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair

SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY

DON BURNETTE, County Manager



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2. The TAB will begin taking applications for primary and alternate representatives to the Clark County Community Development Advisory committee (CDAC) for the County's Community Development Block Grant (CDBG) program.
3. Neighborhood Meeting:
To discuss a proposed non-conforming zone change request from C-1 to R-3 for a 90 unit multi-family project at Cactus Avenue and Maryland Parkway. July 23, 2015, 5:30 pm, Enterprise Library, 25 E. Shelbourne Avenue.
4. There will be an agenda item on the upcoming Board of County Commissioner's meeting, July 21, for the appointment of a new town board member.

ZONING AGENDA:

1. **DR-0408-15 – ZAK MAK, LLC, ET AL:**
DESIGN REVIEW for a single family residential development on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **08/04/15 PC**

Motion by Dave Chestnut

HOLD to the 7-29-15 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design.

Motion passed 4-0

2. **TM-0143-14 (WC-0048-15) – CENTURY COMMUNITIES OF NEVADA, LLC:**
WAIVER OF CONDITIONS of a tentative map requiring right-of-way dedication to include 45 feet to back of curb for Fort Apache Road in conjunction with a single family residential development on 40.0 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone and an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Fort Apache Road and the south side of Sherwood Greens Drive within Spring Valley and Enterprise. SB/rk/ml (For possible action) **08/04/15 PC**

Motion by Dave Chestnut

DENY

Motion passed 4-0

3. **UC-0703-14 (WC-0047-15) – CENTURY COMMUNITIES OF NEVADA, LLC:**
WAIVER OF CONDITIONS of a use permit requiring right-of-way dedication to include 45 feet to back of curb for Fort Apache Road in conjunction with a single family residential development on 40.0 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone and an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Fort Apache Road and the south side of Sherwood Greens Drive within Spring Valley and Enterprise. SB/rk/ml (For possible action) **08/04/15 PC**

Motion by Dave Chestnut

DENY

Motion passed 4-0

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DON BURNETTE, County Manager



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4. **VC-0476-14 (ET-0044-15) – INVERNESS 2015, LLC:**
VARIANCE FIRST EXTENSION OF TIME for alternative standards for an existing temporary sign.
DESIGN REVIEW for an existing temporary sign in conjunction with a residential subdivision on a portion of 143.6 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the northwest corner of Southern Highlands Parkway and Royal Highlands Street within Enterprise. SB/rk/ml (For possible action) **08/04/15 PC**

Motion by Dave Chestnut

APPROVE per staff conditions

NOTE: The APN stated on the application form and on the staff write-up seems to be incorrect. The correct APN seems to be 177-31-797-020. Staff should verify the APN.

Motion passed 4-0

5. **TM-0122-15 – ZAK MAK, LLC, ET AL:**
TENTATIVE MAP consisting of 65 single family residential lots on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **08/04/15 PC**

Motion by Dave Chestnut

HOLD to the 7-29-15 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design.

Motion passed 4-0

6. **UC-0410-15 – SCB PROPERTIES, LLC:**
USE PERMIT for a vehicle paint and body shop (automobile).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a vehicle paint and body shop that is not an accessory to a vehicle sales use; **2)** allow overhead service bay doors for a vehicle paint and body shop to face a public street or residential development where not permitted; **3)** reduce the separation from a vehicle paint and body shop to a residential use; **4)** reduced parking; and **5)** allow modified landscaping.
WAIVERS OF CONDITIONS of a waiver of development standards (WS-0055-12) requiring the following: **1)** record perpetual cross-access agreement with APN 177-27-712-007; and **2)** no roll-up doors to be located on the south elevation.
DESIGN REVIEW for a vehicle paint and body shop (automobile) on 1.7 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Pyle Avenue, 225 feet west of Maryland Parkway within Enterprise. SS/pb/ml (For possible action) **08/04/15 PC**

Motion by Dave Chestnut

DENY

Motion passed 4-0



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7. **VS-0371-15 – CLARK COUNTY:**

VACATE AND ABANDON easements of interest to Clark County located between the 215 Beltway and Martin Avenue, and between Valley View Boulevard and Hinson Street within Enterprise (description on file). SS/co/ml (For possible action) **08/04/15 PC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 4-0

8. **VS-0409-15 – ZAK MAK, LLC, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Monte Cristo Way (alignment) and Belcastro Street (alignment); and a portion of right-of-way being Cougar Avenue located between Monte Cristo Way and Tenaya Way (alignment) within Enterprise (description on file). SB/gc/ml (For possible action) **08/04/15 PC**

Motion by Dave Chestnut
HOLD to the 7-29-15 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design.
Motion passed 4-0

9. **WS-0398-15 – BRICKEY, CRYSTAL MARIE:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for a patio cover in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located 65 feet north of Valetta Flat Avenue and 65 feet east of Corte Sierra Street within Enterprise. SS/gc/ml (For possible action) **08/04/15 PC**

Motion by Frank Kapriva
APPROVE per staff “if approved” conditions
Motion passed 4-0

10. **WS-0407-15 – NEVADA TRAILS COMMUNITY ASSOCIATION:**

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure (playground shade structure).

DESIGN REVIEW for a park renovation consisting of new playground equipment and ancillary structures including an accessory structure (playground shade structure) in an existing common lot (community park) in conjunction with an existing single family subdivision on 0.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Majestic Bluff Place and the east side of Arrow Glen Street (alignment) within Enterprise. SS/dg/ml (For possible action) **08/04/15 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0 (FK abstain)



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11. **DR-0379-15 – USA:**
DESIGN REVIEW for a public facility (Public Works campus) on a portion of 77.5 acres in a P-F (Public Facility) Zone. Generally located on the west side of Jones Boulevard and the south side of Le Baron Avenue within Enterprise. SB/gc/ml (For possible action) **08/05/15 BCC**
- Motion by Dave Chestnut**
APPROVE per staff conditions and,
ADD a Current Planning condition:
- Design Review as a public hearing for lighting and signage;
- Motion passed 4-0**
12. **DR-0387-15 – D.R. HORTON, INC:**
DESIGN REVIEW for modifications to a previously approved single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the east side of Jerlyn Street within Enterprise. SB/pb/ml (For possible action) **08/05/15 BCC**
- Motion by Frank Kapriva**
APPROVE per staff conditions
Motion passed 4-0
13. **DR-0399-15 – BUREAU OF LAND MANAGEMENT & COUNTY OF CLARK:**
DESIGN REVIEWS for the following: **1)** public park (Mountain's Edge Park Adult Baseball Fields) with ancillary uses, amenities, structures, and facilities; and **2)** signage on an approximate 25.0 acre portion of a 225.0 acre site in a P-F (Public Facility) Zone. Generally located on the south side of Mountains Edge Parkway and the east and west sides of Cimarron Road (alignment) within Enterprise. SB/dg/ml (For possible action) **08/05/15 BCC**
- Motion by Dave Chestnut**
HOLD - no specific date - per RMP staff request to revise plans.
Motion passed 4-0



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14. **UC-0404-15 – HAFEN I, LLC:**

USE PERMITS for the following: **1)** allow a perimeter wall (CMU wall) on a vacant property; and **2)** allow an 8 foot high wall on 0.8 acres in the undeveloped R-E zoned portion of a parcel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening requirements; **2)** reduced setback from property line (wall); **3)** reduced setback from the right-of-way for access gates; **4)** full off-site improvements; and **5)** non-standard improvements within a right-of-way (Pebble Road).

DESIGN REVIEWS for the following **1)** outside storage in the M-1 zoned portion of the parcel; and **2)** a CMU screen block wall along the property lines on 1.8 acres in an M-1 (Light Manufacturing) Zone, an H-2 (General Highway Frontage) Zone, and R-E (Rural Estates Residential) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Pebble Road and El Camino Road within Enterprise. SB/mk/ml (For possible action) **08/05/15 BCC**

Motion by Frank Kapriva

HOLD to the 7-29-15 TAB meeting per agreement with the applicant to revise plans to show landscaping along Pebble.

Motion passed 4-0

15. **ZC-0406-15 – BLUE DIAMOND PLACE, LLC:**

ZONE CHANGE to reclassify 3.7 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone for a hospital and medical/professional office development in the MUD-3 Overlay District.

USE PERMITS for the following: **1)** a hospital; and **2)** increase building height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit alternative landscaping; and **2)** access to a residential local street.

DESIGN REVIEW for a hospital and medical/professional office development. Generally located on the southeast corner of Blue Diamond Road and Decatur Boulevard within Enterprise (description on file). SB/al/ml (For possible action) **08/05/15 BCC**

Motion by Dave Chestnut

APPROVE and:

STRIKE Current Planning If Approved condition #1;

- No resolution of intent and staff to prepare an ordinance to adopt the zoning

ADD Current Planning If Approved condition:

- Resolution of intent to C-2;

STRIKE Current Planning If Approved condition #4'

ADD Public Works – Development Review conditions:

- Sidewalk along Decatur to be detached;
- The Ford / Decatur intersection to be a protected "T" intersection;

Motion passed 4-0

BOARD OF COUNTY COMMISSIONERS

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DON BURNETTE, County Manager



Enterprise Town Advisory Board

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16. **TM-0105-15 – U.S.A.:**
TENTATIVE MAP consisting of 32 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road, 1,000 feet west of El Capitan Way within Enterprise. SB/dg/ml (For possible action) **07/22/15 BCC**
PREVIOUS ACTION
Enterprise TAB July 1, 2015: HELD to the July 15, 2015 TAB per request of the applicant. (previously heard)
- Motion by Frank Kapriva**
APPROVE per staff conditions
Motion passed 4-0
17. **ZC-0363-15 – U.S.A.:**
ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increase the finish grade. Generally located on the north side of Pebble Road, 1,000 feet west of El Capitan Way within Enterprise (description on file). SB/dg/ml (For possible action) **07/22/15 BCC**
PREVIOUS ACTION
Enterprise TAB July 1, 2015: HELD to the July 15, 2015 TAB per request of the applicant to provide elevations for design review. (previously heard)
- Motion by Frank Kapriva**
APPROVE per staff conditions
Motion passed 4-0
18. **TM-0107-15 - USA & KB HOME:**
TENTATIVE MAP consisting of 32 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Raven Avenue (alignment), 350 feet west of Fort Apache Road within Enterprise. SB/mk/ml (For possible action) **07/22/15 BCC**
PREVIOUS ACTION
Enterprise TAB July 1, 2015: HELD to the July 15, 2015 TAB per request of the applicant. (Not previously heard)
- Motion by Frank Kapriva**
APPROVE per staff conditions
Motion passed 4-0



Enterprise Town Advisory Board

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19. **ZC-0366-15 – USA & KB HOME:**

ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increase finished grade for a proposed residential development. Generally located on the south side of Raven Avenue (alignment), 350 feet west of Fort Apache Road within Enterprise (description on file). SB/mk/ml (For possible action) **07/22/15 BCC**

PREVIOUS ACTION

Enterprise TAB July 1, 2015: HELD to the July 15, 2015 TAB per request of the applicant to provide elevations for design review. (not previously heard)

Motion by Frank Kapriva

APPROVE per staff conditions

Motion passed 4-0

20. **TM-0104-15 -CULPEPPER DONNIS & STELLA FAMILY TRUST:**

TENTATIVE MAP consisting of 35 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Turf Center Drive within Enterprise. SB/mk/ml (For possible action) **07/22/15 BCC**

PREVIOUS ACTION

Enterprise TAB July 1, 2015: HELD to the July 15, 2015 TAB per request of the applicant. (Not previously heard)

Motion by Dave Chestnut

DENY re: Denial of Design Review portion of related application of ZC-0357-15

Motion passed 4-0

21. **VS-0358-15 - CULPEPPER DONNIS & STELLA FAMILY TRUST:**

VACATE AND ABANDON easements of interest to Clark County located between Southern Highlands Parkway and Neal Avenue, and Turf Center Drive and Gary Goett Drive within Enterprise (description on file). SB/mk/ml (For possible action) **07/22/15 BCC**

PREVIOUS ACTION

Enterprise TAB July 1, 2015: HELD to the July 15, 2015 TAB per request of the applicant. (Not previously heard)

Motion by Dave Chestnut

APPROVE per staff conditions and,

CHANGE Public Works – Development Review #3 to read:

- **Right-of-way dedication to include 30 feet for Neal Avenue and 30 feet for Turf Center Drive and associated spandrels**

Motion passed 4-0

BOARD OF COUNTY COMMISSIONERS

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DON BURNETTE, County Manager



Enterprise Town Advisory Board

MINUTES

22. **ZC-0357-15 – CULPEPPER DONNIS & STELLA FAMILY TRUST:**

ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for non-standard street improvements (street section).

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increase finish grade. Generally located on the northwest corner of Neal Avenue and Turf Center Drive within Enterprise (description on file). SB/mk/ml (For possible action) **07/22/15 BCC**

PREVIOUS ACTION

Enterprise TAB July 1, 2015: HELD to the July 15, 2015 TAB per request of the applicant. (Not previously heard)

Motion by Dave Chestnut

APPROVE Zone Change

DENY Waiver of Development Standards #1a;

APPROVE Waiver of Development Standards #1b;

DENY Design Review #1 & 2;

Per staff conditions

Motion passed 4-0

GENERAL BUSINESS:

Discussion on signage (For possible action)

Motion by Frank Kapriva

TAB member Mr. Chestnut to provide the Chair with a revised statement on signage as discussed and as included below for the Chair to send forward to the county staff.

Motion passed 4-0

PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE

NEXT MEETING DATE: July 29, 2015, 6:00 p.m.

ADJOURNMENT:

Motion by Cheryl Wilson

Adjourn 9:24 pm

Motion passed 4-0

BOARD OF COUNTY COMMISSIONERS

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